

DEVELOPMENT REVIEW BOARD REPORT



MEETING DATE: July 7, 2005

ITEM No. _____

SUBJECT **Findlay 80 at 136th Street and Shea Boulevard
21-PP-2003**

REQUEST Request approval of a Preliminary Plat and entry feature for 66 residential lots with amended development standards on an 80+/-acre parcel.

Key Items for Consideration:

- This is a new development/subdivision and is proposed on undeveloped vacant land with minimum impact to neighboring properties.
- This property is located in the upper desert landform and will be developed with a minimal amount of disturbance to the two major washes and a maximum amount of preservation.
- Amended development standards for; lot size, NAOS, open space and preservation of major terrain features.
- The applicant has agreed to complete the construction of the partially improved roads along the property boundary.
- The McDowell Sonoran Preserve Commission is aware of the proposed plat, and the applicant has agreed to complete the critical trail connection by dedication.

OWNER Findlay Trust

APPLICANT CONTACT Steven Voss
LVA Urban Design Studio
480-994-0994

LOCATION Northeast Corner of East Shea Boulevard & N. 136th Street

BACKGROUND **Zoning:**
The site is zoned R1-43 ESL (Single Family Residential Environmentally Sensitive Lands). The ESL Ordinance requires that a percentage of the property be permanently preserved as Natural Area Open Space (NAOS) and that specific environmental features are to be protected.

Context:
The site is located at the northeast corner of East Shea Boulevard and North 136th Street. The property is currently undeveloped desert with numerous washes traversing the site in a southwesterly direction. Two significant washes cross this site with depths ranging from 6-20-feet as measured from the bottom of the wash to the top of the bank. The natural terrain adjacent to these two major washes is hilly with transitional slopes above the top of banks as steep as 19%.

North: The Sierra Hills subdivision currently under construction to the northwest and zoned Residential R1-10 ESL. To the northeast is the Paloma Paseo subdivision constructed in 1996 and zoned Residential R1-10 ESL.

South: Shea Boulevard and Preservation Lands.

East: The Paloma Paseo subdivision zoned Residential R1-10 ESL.

West: The Mayo Clinic, and Hotel zoned Commercial Office (CO) ESLO.

APPLICANT'S PROPOSAL

Goal/Purpose of Request.

The proposed Preliminary Plat with amended development standards includes 66 lots on an 80-acre gross parcel with a density of .83 dwelling units per gross acre. The lots average 32,250 square feet. The project is a gated subdivision with access by two entrances along Desert Cove Road. Access to Shea Boulevard will be prohibited. The applicant is proposing two entrances on Desert Cove Road. The entrances consist of concrete block walls with a painted smooth stucco finish and stone mould veneer gate pillars. The gate will be made of steel with a flat black finish.

The landscape palette and design consist of plants indigenous to the area and will consist of plant material salvaged from the site.

Key Issues.

Lots 57 and 58 have extreme terrain features and will require Development Review Board approval prior to development.

IMPACT ANALYSIS

Traffic.

The proposed residential development fronts three local residential streets as well as a portion of Shea Boulevard. The applicant will construct a sidewalk along North 136th Street with a 5-foot separation. Desert Cove will be completed with curb and gutter, and a 45-degree radius cul-de-sac will be constructed at the intersection of Clinton and 140th Streets. All internal streets will be private.

Water/Sewer.

The applicant is responsible for new water and sewer infrastructure to service the site, and staff has reviewed and approved water and sewer basis of design studies.

Police/Fire.

Scottsdale Fire Department has reviewed this Preliminary Plat and finds that it conforms to the minimum requirements for fire apparatus access. There are no service impacts anticipated.

Schools.

Scottsdale Unified School District has been notified of this application.

Open space/Scenic Corridors.

Open space will be provided within the washes and partially around the building envelopes. The Scenic Corridor will be dedicated along the southern property boundary adjacent to Shea Boulevard. There will be a Vista Corridor easement dedicated over the wash as well as a public access easement to allow for the regional trail connection.

Community Involvement.

The applicant has a signed agreement with the Paloma Paseo Home Owners

Association that will allow 8 CC&R's to be part of the applicant's sales agreement for future consideration. The North East Scottsdale Property Owners Association (NESPOA) is in support of the proposed subdivision as per the applicants signed agreement with the CC&R's proposed by the Paloma Paseo HOA.

Other Boards and Commissions.

The applicant has applied for a Hardship Exemption, 1-HE-2005 to allow the construction of retaining walls between lots having development constraints. The case was approved on the consent agenda June 28, 2005.

STAFF

RECOMMENDATION

Recommended Approach:

Staff recommends approval, subject to the attached stipulations.

RESPONSIBLE DEPT
(S)

Planning and Development Services Department
Current Planning Services

STAFF CONTACT (S)

Greg Williams
Senior Planner
480-312-4205
E-mail: gwilliams@ScottsdaleAZ.gov

APPROVED BY

Greg Williams
Report Author

Lusia Galav, AICP
Development Planning Manager
Phone: 480-312-2506
E-mail: lgalav@scottsdaleaz.gov

ATTACHMENTS

1. Applicant's Narrative
2. Context Aerial
- 2A. Aerial Close-Up
3. Zoning Map
4. Preliminary Plat
5. Contextual Site Plan
6. Conceptual Landscape Plan
7. Entry Gate Elevations & Landscape Treatment
- A. Fire Ordinance Requirements
- B. Stipulations/Zoning Ordinance Requirements



Urban Design
Studio L.L.C.

21-PP-2003
12-12-03

Master Planned Communities, Land Planning, Site Planning &
Design, Environmental Analysis & Landscape Architecture

N.E.C. of 136th Street & Shea Boulevard Project Narrative

Existing Conditions

The subject property comprises approximately 80 acres at the northeast corner of 136th Street and Shea Boulevard. Desert Cove Road serves as the property's northern boundary and 136th Street serves as the western boundary. Because Shea Boulevard curves to the southeast directly east of the 136th Street intersection, the property has only a small amount of frontage adjacent to Shea Boulevard.

The site is vacant and undeveloped, exhibiting no indications of prior impacts with exception of limited off-road vehicular scarring. The remainder of the site is generally undisturbed Upper Sonoran Desert vegetation at densities typical of the surrounding area. Natural desert vegetation across the site includes Palo Verde, Saguaro, Cholla, Bursage, Brittlebush and Cresote. Areas of prior disturbance will either be incorporated into proposed development areas or will be revegetated to match existing undisturbed vegetation at appropriate densities.

The site gently slopes from north to south, facilitating drainage through a pair of incised natural washes that traverse the site. Offsite flows are conveyed beneath Desert Cove Road and Shea Boulevard through a series of existing culverts. Washes are ephemeral and generally convey stormwater only during significant precipitation events. Both wash corridors have been identified for preservation on the proposed site plan.

Development Plan

The development plan for the subject property proposed 66 single family lots under the existing R1-43 ESL zoning district. The lots are distributed throughout the entirety of the property with two proposed access points along Desert Cove Road. Access to the western half of the site will sit in alignment with the Sierra Hills access gate on the north

side of Desert Cove. The second access point, serving the eastern half of the site will be located approximately 800 feet from the eastern property boundary. The project will be gated at both locations and internal streets will be privately maintained. The internal local street network has been designed to minimize impacts to existing wash corridors and reduce the total amount of street area within the project. On-lot building envelopes have been specifically delineated to promote a sense of openness among adjoining lots and to protect sensitive natural features such as the identified wash corridors and vegetation areas. Development envelopes will be generally oriented to abut rear yards onto the wash corridors and designated open space areas. By recognizing these natural amenities, development impacts can be reduced while enhancing the overall aesthetics of the community for future residents. The natural area open space designation will be applied to most of the land area within the identified wash corridors, whereby protecting areas of greatest vegetation density. NAOS area will also be established adjacent to perimeter roadways and property boundaries, to provide buffering for the community and establish connectivity to existing natural areas off-site. In addition, portions of the overall NAOS area will be utilized for storm water retention and will be designed to blend into natural grades and contours. These facilities will also be revegetated with salvaged plant materials to aesthetically integrate into the natural landscape.

The determination of NAOS area was calculated by conducting a digital slope analysis of the property and applying the findings within the standards for the upper desert landform category as provided by the City of Scottsdale Zoning Ordinance.

In conclusion, the proposed site plan meets the requirements of the existing zoning ordinance for the R1-43 ESL district within the provisions for amended development standards. The application includes a request to administratively amend development standards for lot width, lot size and building setbacks. Please see the *Proposed Amended Development Standards Table* and *Amended Development Standards Justification Form* for a detailed analysis of proposed modifications to the R1-43 standards.



Urban Design
Studio L.L.C.

21-PP-2003
12-12-03

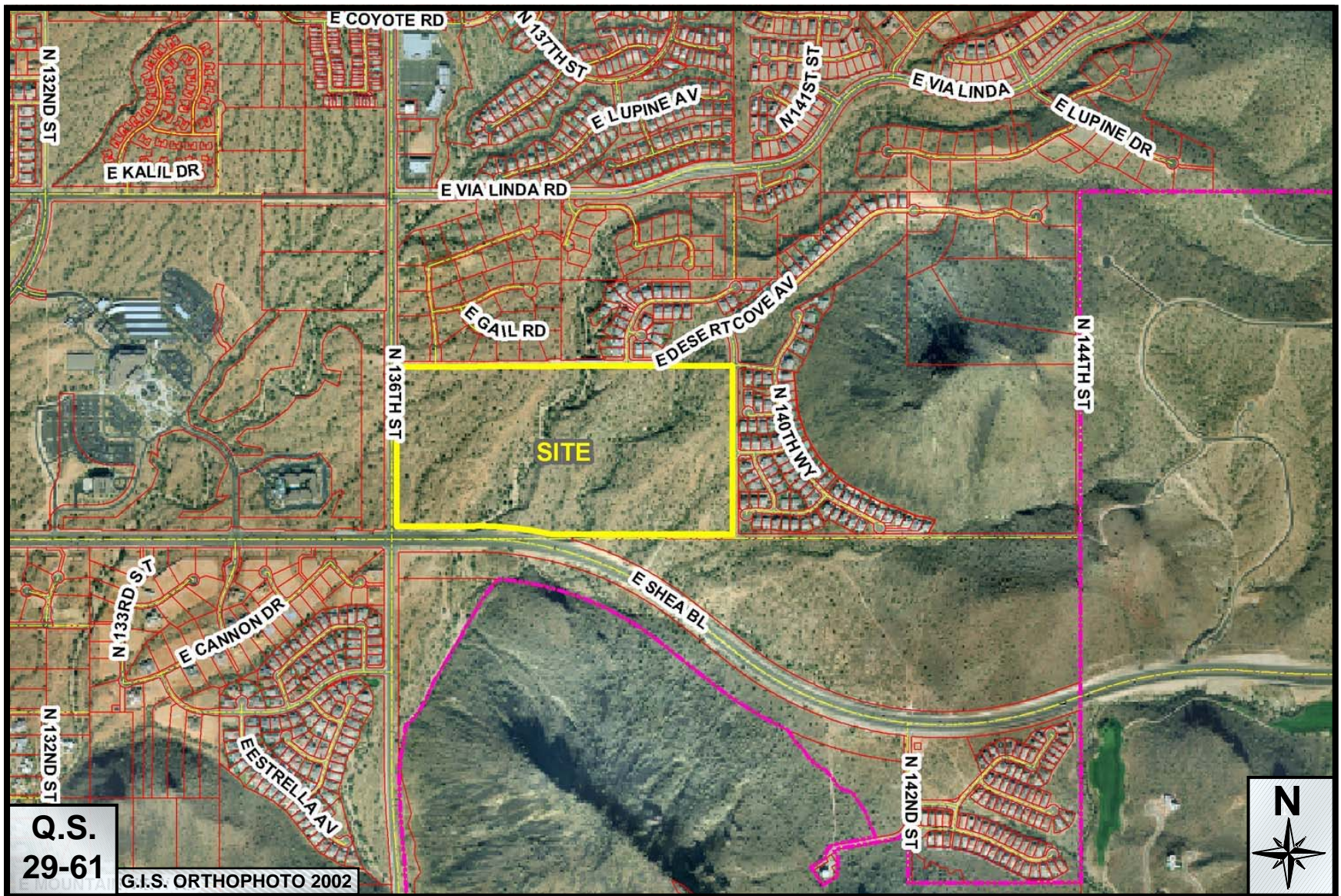
Master Planned Communities, Land Planning, Site Planning &
Design, Environmental Analysis & Landscape Architecture

**FINDLAY 80 ACRES
SCENIC CORRIDOR NARRATIVE**

The proposed "Scenic Corridor" along Shea Boulevard is an average of over 200-ft. and a minimum of 65-ft.

The City Council approved requirement for Single-family residential calls for a 50-ft. minimum and a 60-ft. average (Shea Corridor Policy, 1993).

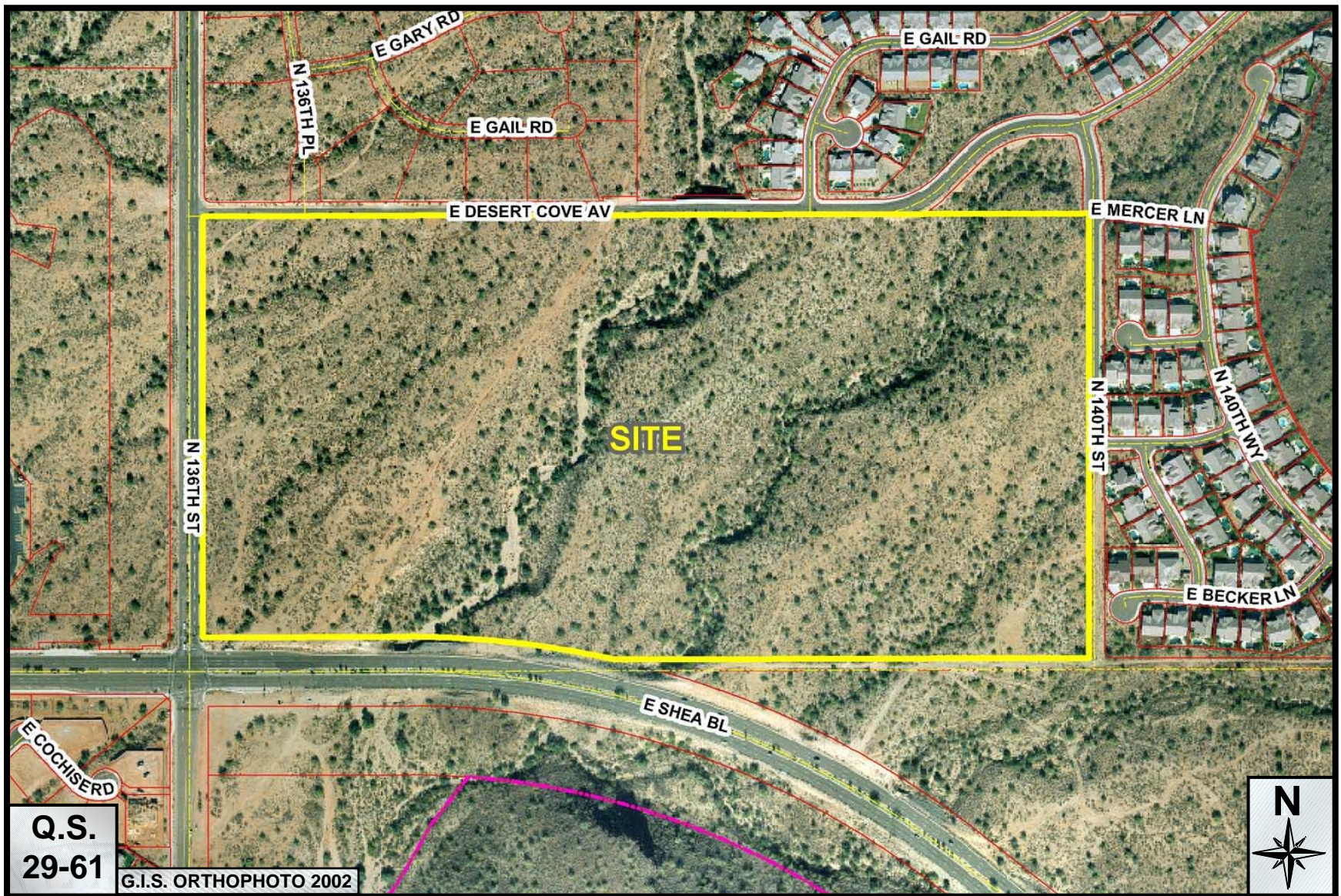
The project is also providing an open space setback along 136th Street that is an average of 100-ft. as a community benefit. There is no scenic corridor requirement on 136th Street



Findlay Property

21-PP-2003

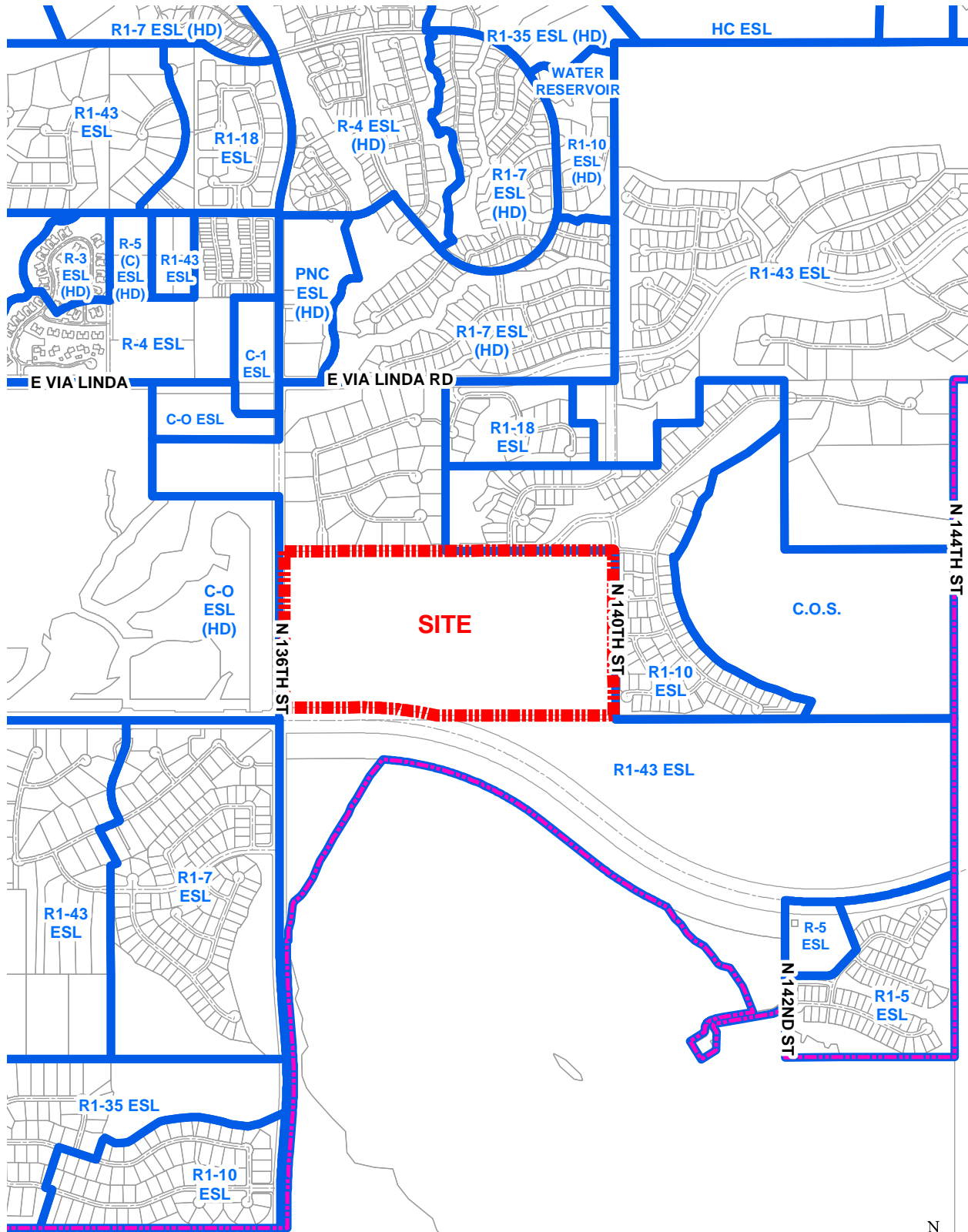
ATTACHMENT #2



Findlay Property

21-PP-2003

ATTACHMENT #2A



21-PP-2003

ATTACHMENT #3



PRELIMINARY PLAT FOR FINDLAY 80 @ 136TH/SHEA

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 19, T-3-N,
R-6-E, OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA

LEGEND

	PROPERTY LINE
	PROPOSED EASEMENT
	EXISTING EASEMENT
	PROPOSED SEWER LINE
	EXISTING SEWER LINE
	PROPOSED WATER LINE
	EXISTING WATER LINE
	PROPOSED CULVERT
	PROPOSED SURVEY MONUMENT PLR
	MAG. STD. OCT. 120-1, TYPE 'V'
	PROPOSED MANHOLE
	PROPOSED FIRE HYDRANT
	EXISTING MANHOLE
	EXISTING FIRE HYDRANT
	PROPOSED LOT NUMBERS
	DEVELOPMENT ENVELOPE
	DETENTION AREA
	DRAINAGE FLOW ARROW
	APPROX. LIMITS OF 100 YEAR FLOOD PLAN

LEGAL DESCRIPTION

THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 3 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN MARICOPA COUNTY, ARIZONA;
EXCEPT THE EAST 15 FEET; AND
EXCEPT THE WEST 33 FEET; AND
EXCEPT THE SOUTH 33 FEET THEREOF; AND
EXCEPT THE EAST 7 FEET OF THE WEST 40 FEET THEREOF; EXCEPT THE SOUTH 100 FEET OF SAID WEST 40 FEET.

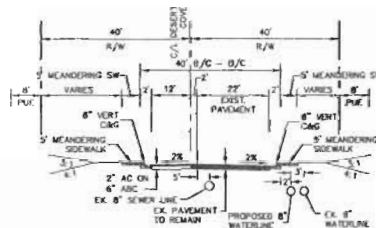
NAOS DEDICATION

A MAJORITY OF THE AREAS OUTSIDE OF BUILDING ENVELOPES AND TRACTS WILL BE DEDICATED ON THE FINAL PLAT AS NATURAL AREA OPEN SPACE (NAOS) / DRAINAGE EASEMENTS.

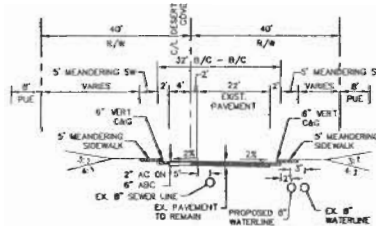
THE REQUIRED AMOUNT OF NAOS IS 27.32 ACRES.

ABBREVIATIONS

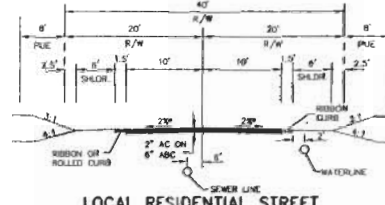
AC	ACRE
A.P.N.	ASSESSOR'S PARCEL NUMBER
C/L	CENTERLINE
COR	CORNER
C.O.S.	CITY OF SCOTTSDALE
EC	DRAINAGE EASEMENT
ELEV	ELEVATION
EP	EDGE OF PAVEMENT
EX	EXISTING
FIN	FOUND
FL	FOOT
G.L.O.	GOVERNMENT LAND OFFICE
NAOS	NATURAL AREA OPEN SPACE
NW	NON-MODULAR ACCESS EASEMENT
PUE	PUBLIC UTILITY EASEMENT
PL	PROPERTY LINE
R/W	RIGHT-OF-WAY
S	SOUTH
SE	SOUTHEAST
S.E.D.	SECTION
S.F.	SQUARE FOOT
SHLD	SHOULDER
SS	SANITARY SEWER
SO	SQUARE
SW	SEWER
TY	TYPICAL
WT	WATER



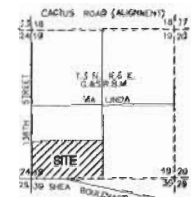
EAST DESERT COVE AVENUE
FROM 136TH STREET TO WEST ENTRANCE
NTS



EAST DESERT COVE AVENUE
FROM WEST ENTRANCE TO THE EAST
NTS



LOCAL RESIDENTIAL STREET
NTS
NOTE: STREET MAY ALSO HAVE A ONE WAY CROWN



VICINITY MAP
NTS

ENGINEER

KIMLEY-HORN & ASSOCIATES
7600 N. 15TH STREET, SUITE 250
PHOENIX, ARIZONA 85029
TELEPHONE: (602) 944-5500
CONTACT: MICHAEL L. DELAMATER

SURVEYOR

BLAIR ORFORD & ASSOCIATES, INC.
2432 N. PEDRA BLVD. # 1108
PHOENIX, ARIZONA 85029
TELEPHONE: (602) 870-3103
CONTACT: HERB BLAIR

OWNER/DEVELOPER

FINDLAY FAMILY TRUST
C/O BANK OF AMERICA
1000 MAIN STREET, 14TH FLOOR
KANSAS CITY, MO, 64141
TELEPHONE: (816) 975-7661
CONTACT: JANET NEEDER

BENCHMARK

FOUND BRASS CAP FLUSH AT THE
INTERSECTION OF WA LINDA &
136TH STREET
ELEV = 1693.89 (C.O.S. DATUM)
FOUND BRASS CAP AT THE
INTERSECTION OF WA LINDA &
136TH STREET
ELEV = 1652.57 (C.O.S. DATUM)

UTILITIES

WATER & SEWER
ELECTRIC
TELEPHONE
GAS
CABLE T.V.

SITE DATA

ACROSS AREA
ACT AREA
TRACT "A"
TRACT "B"
TRACT "C"
TRACT "D"
TRACT "E"
TOTAL NUMBER OF LOTS
TYPICAL LOT SIZE
MINIMUM LOT AREA
MINIMUM LOT AREA
AVERAGE LOT AREA
DENSITY

ZONING

R1-45 ESR

SETBACK TABLE

FRONT 40 FT
REAR 35 FT
SIDE (AOL 100') 20 FT
SIDE (AOL STREET) 40 FT
NOTE: SETBACKS MAY BE AMENDED
DURING PLAT PROCESS

NOTES

- ALL STREETS WILL BE 40 FEET WIDE. ALL STREETS AND ANY STREET 20 FEET OR LESS WIDE LOCATED WITHIN THIS PRIVATE TRACT ARE TO BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION.
- TRACT "A" AND TRACT "B" ARE FOR ACCESS AND UTILITIES. TRACT "C", "D", AND "E" ARE FOR UTILITY PURPOSES. ALL TRACTS WILL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.
- DEVELOPMENT ENVELOPES ARE CONCEPTUAL ONLY.
- FOR CHANNEL DISCHARGES AND DETENTION VOLUME CALCULATIONS, REFER TO "136TH/SHEA PRELIMINARY DRAINAGE REPORT" PREPARED BY KIMLEY-HORN AND ASSOCIATES, INC.
- ALL GRADED LAND AND AREAS DISTURBED BY ROAD AND UTILITY CONSTRUCTION WILL BE REVEGETATED BY THE DEVELOPER USING NATIVE PLANT SPECIES IN APPROXIMATELY THE SAME DENSITY AS NATURAL DESERT IRRIGATION WILL BE EITHER HAND-WATERING OR BY AN AUTOMATIC DRIP SYSTEM.
- NO IMPROVEMENTS ARE PROPOSED TO 136TH STREET AND SHEA BOULEVARD EXCEPT FOR THE ADDITION OF A 5' MEANDERING SW ADJACENT TO 136TH ST.
- THE EXISTING 16" WATERLINE IN E. DESERT COVE AVE IS A HIGH PRESSURE LINE SPRING THE PALOMA PASSED SUBDIVISION. CONNECTIONS TO THIS LINE MAY BE MADE BY UTILIZING A PRY VALVE. OTHERWISE, A CONNECTION MUST BE MADE TO THE EXISTING 16" WATERLINE IN 136TH STREET.

FLOOD INFORMATION

THE SURVEYED PARCELS LIE WITHIN ZONE B AS DESIGNATED ON FEMA MAP NUMBER 0401 SC7702S, REISED APRIL 15, 1985.

BASES OF BEARING

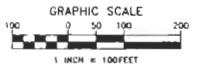
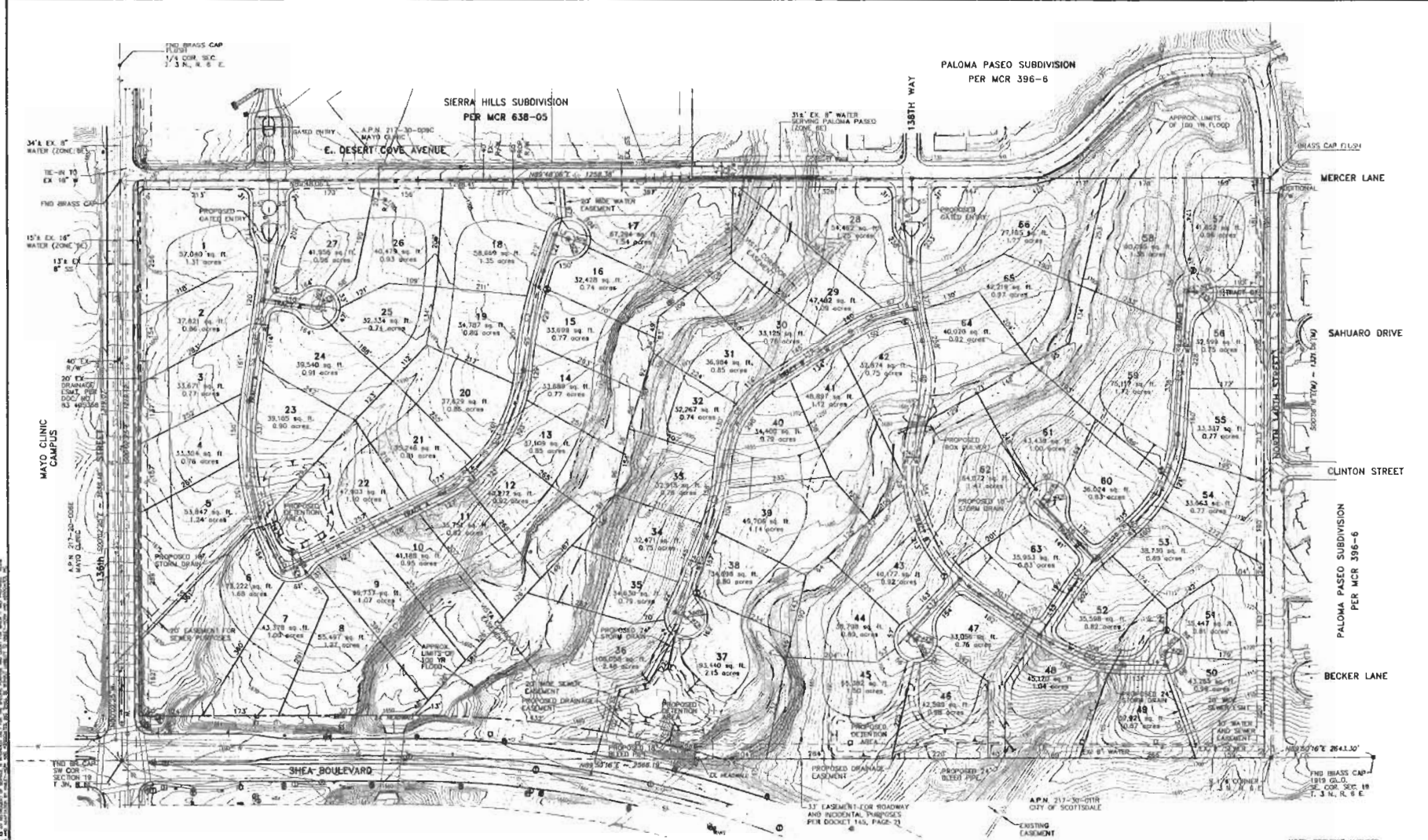
THE BASIS OF BEARING IS THE NORTH LINE OF THE
NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 2
NORTH, RANGE 9 EAST AND SALT RIVER
BASE MERIDIAN, MARICOPA COUNTY, ARIZONA. SAID
BEARING BEING NORTH 88°32'30" EAST.

SCALE (IN) ONLY
SCALE (FT) ONLY
DESIGNED BY KHB
DRAWN BY KHB
CHECKED BY KHB
DATE: JUNE 2005

Kimley-Horn
and Associates, Inc.
2500 South McDowell Road, Suite 300
Phoenix, Arizona 85004 (602) 944-5500
FAX: (602) 944-5500
www.kimley-horn.com

PROJECT NO.
04168.0001
DRAWING NAME
S300PP04.dwg
1 of 2

21-PP-2003
11/18/2004



21-PP-2003
11/18/2004

LINE TABLE

LINE	LENGTH	BEARING
L1	30.00	N71°44'00\"/>

LINE TABLE (CONT.)

LINE	LENGTH	BEARING
L13	124.87	S32°50'20\"/>

CURVE TABLE

CURVE	DATA	RADIUS	CHORD
C1	81.51'	500.00'	35.93'
C2	157.14'	185.87'	93.38'
C3	137.04'	330.04'	155.57'
C4	209.96'	105.37'	233.81'
C5	183.31'	184.50'	83.02'
C6	52.581'	231.30'	134.65'
C7	75.12'	459.37'	288.45'
C8	53.56'	177.80'	91.85'
C9	143.32'	98.03'	49.38'
C10	33.30'	175.87'	88.54'
C11	44.91'	238.84'	121.47'
C12	34.41'	363.20'	187.36'
C13	58.75'	355.88'	195.03'

NOTE: REQUIRES AMENDED DEVELOPMENT STANDARDS APPROVAL BY THE CITY OF SCOTTSDALE'S DESIGN REVIEW BOARD.

SCALE: 1/4" = 100'-0"
 DESIGNED BY: B.B. BILLY
 DRAWN BY: B.B. BILLY
 CHECKED BY: M.D. BILLY
 DATE: JUNE 2005

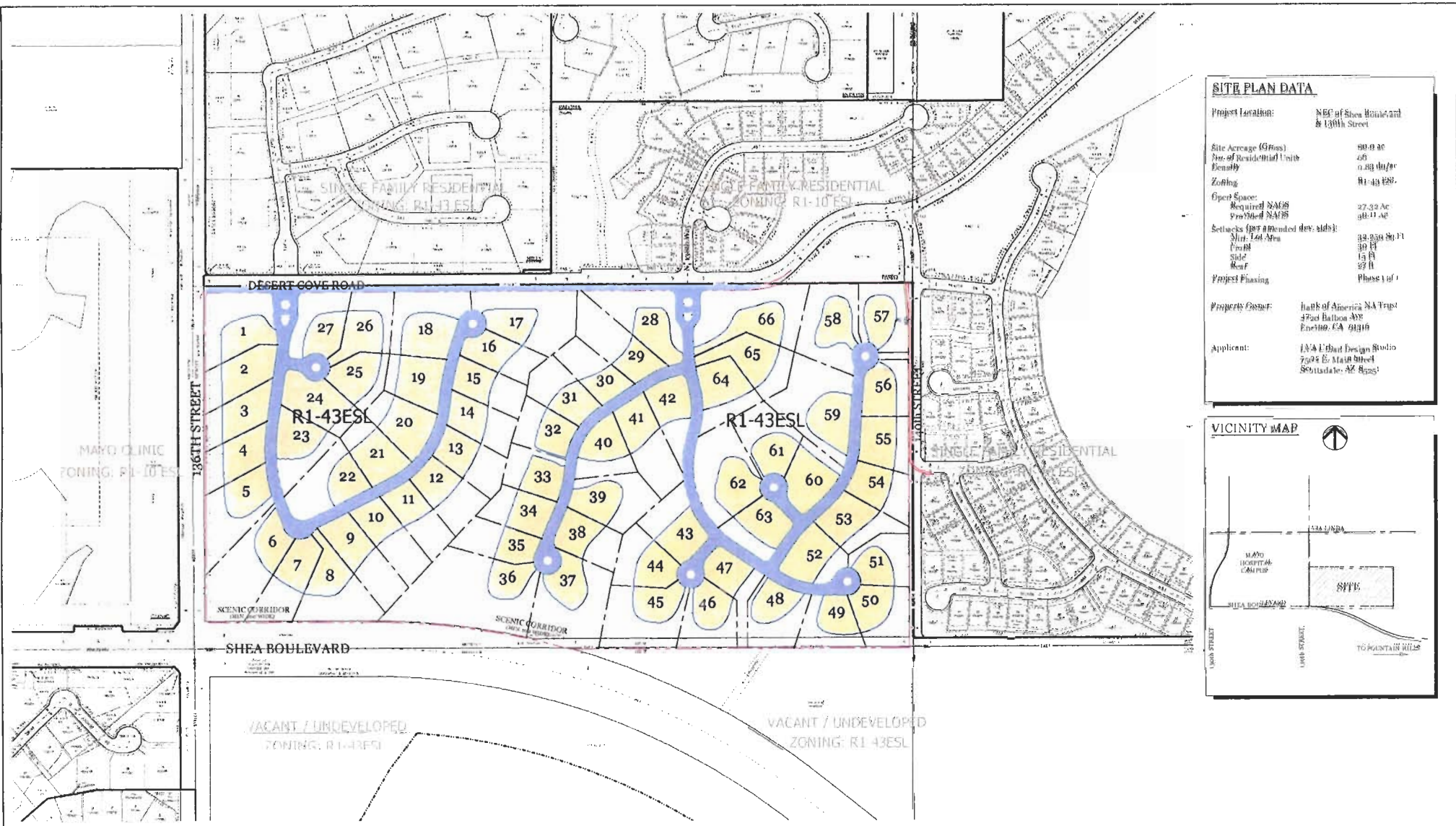
© 2005 KIMLEY-HORN AND ASSOCIATES, INC.
PHOENIX, ARIZONA 85001 (602) 844-5500

PROJECT NO. 91663001
 DRAWING NAME: 8031PP02.DWG

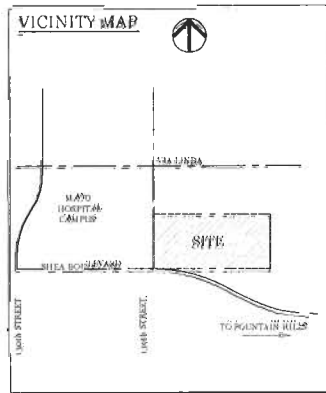
FINDLAY 80 @ 135TH/SHEA
 PRELIMINARY PLAT
 SCOTTSDALE, ARIZONA

PROJECT NO. 91663001
 DRAWING NAME: 8031PP02.DWG

2 of 2



SITE PLAN DATA	
Project Location:	NEC of Shea Boulevard & 136th Street
Site Acreage (Gross):	90.0 ac
No. of Residential Units:	20
Density:	0.22 du/ac
Zoning:	R1-43ESL
Open Space:	
Required NACIS:	27.32 ac
Prohibited NACIS:	36.11 ac
Setbacks (per attached dev. stds):	
Front:	33.33 ft
Side:	15 ft
Back:	37 ft
Project Phasing:	Phase 1 of 1
Property Owner:	Bank of America NA Trust 4750 Balfour Ave Encino, CA 91436
Applicant:	IANA Urban Design Studio 7504 E. Main Street Scottsdale, AZ 85251



ATTACHMENT #5

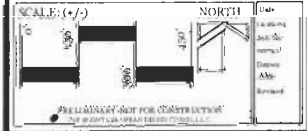
FINDLAY PROPERTY

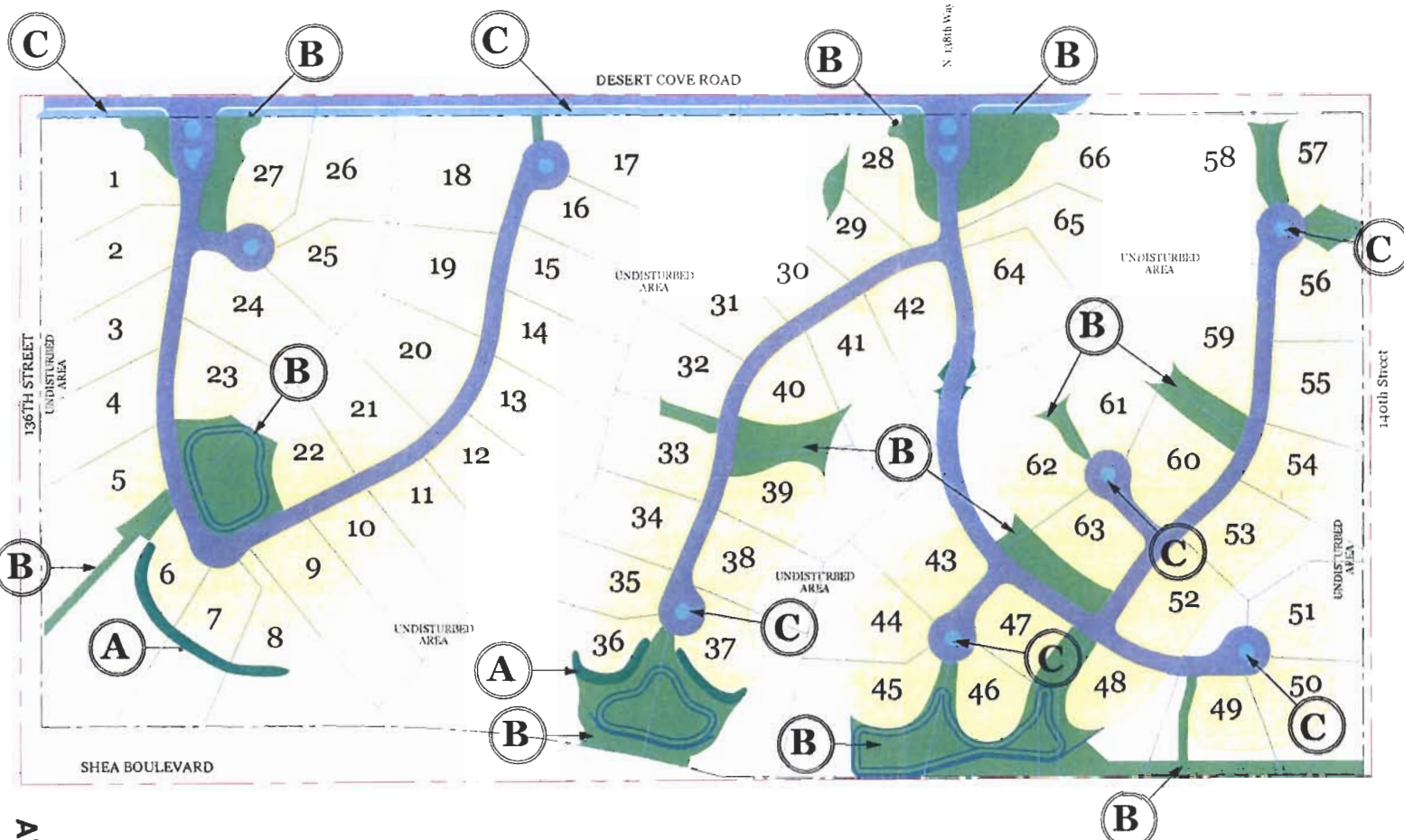
136TH STREET & SHEA BOULEVARD SCOTTSDALE, AZ

CONTEXT SITE PLAN

Studio L.L.C. | Email: findlay@studio.com

21-PP-2003
11/18/2004





- (A)** The areas indicated on the subject property are intended to screen on-site development from the Shea Boulevard corridor to the south. These areas will be supplemented with salvaged materials at high densities.
- (B)** The identified areas reflect disturbed areas that will be replanted at, or in excess of, natural plant densities. Areas adjacent to Desert Cove Road will supplement the entry areas and will consist of salvaged large-box specimen trees, interspersed with native shrubs and wildflowers. Designated areas within the project and along the southern perimeter of the site are reflect off-lot disturbance areas and area intended to be revegetated with salvaged plant materials consistent with pre-disturbance vegetation densities.
- (C)** Areas indicated adjacent to Desert Cove Road will be supplemented with a combination of salvaged trees and cacti material to enhance screening from the existing roadway and adjacent properties. The planting palette for these areas will concur with City of Scottsdale recommend planting materials with City rights-of-way.

SITE WALLS
ALL DECORATIVE AND RETAINING WALLS SHALL BE CONSTRUCTED WITH CMU BLOCK, AND FINISHED WITH A SMOOTH SAND STUCCO FINISH, PAINT COLOR AS SELECTED (MATCH EARTH TONED COLORS COMMON TO THIS AREA). HEIGHTS OF WALLS ARE TO VARY BETWEEN 2'4" - 7'2". SEE ENTRY CONCEPT ELEVATION FOR MORE INFORMATION.

- CONCEPTUAL PLANT LIST**
- TREES**
SPECIMEN NATIVE TREE
NATIVE MESQUITE / BLUE PALO VERDE
- SHRUBS / GROUND COVER**
CREOSOTE / HACKBERRY / JOJOBA / WOLFBERRY / MORMON TEA / GIANT BURSAGE
BRITTLEBUSH / BURSAGE / CHUPAROSA / BUCKWHEAT / TURPENTINE BUSH
- CACTI / ACCENTS**
SAGUARO
BANANA YUCCA / PRICKLY PEAR / OCOTILLO / STAGHORN CHOLLA / BARREL CACTUS
- GROUND COVER / WILDFLOWERS**
VERBENA / DESERT MARIGOLD / PENSTEMON / BLACKFOOT DAISY / DESERT MALLOW

- GENERAL NOTES**
- ALL DISTURBED AREAS ARE TO HAVE 'DESERT FLOOR' DECOMPOSED GRANITE. MATCH COLOR AND SIZE OF SURROUNDING AREAS.
 - ALL BERMS ARE TO HAVE MAXIMUM 4:1 SIDE SLOPES.
 - BOULDERS ARE TO BE GRANITE SURFACE SELECT, 1/3 BURIED IN SOIL, TYP.

ATTACHMENT #6

A
esign
..L.C.

Mark: Phased Development, Land Planning, Site Planning & Design, Environmental Analysis & Landscape Architecture

1001 East Main Street
Scottsdale, Arizona 85261
Phone: (480) 998-0000
Fax: (480) 998-7330
Email: info@esignllc.com

FINDLAY PROPERTY 136TH STREET & SHEA BOULEVARD SCOTTSDALE, AZ **CONCEPTUAL LANDSCAPE PLAN**

21-PP-2003
5/18/2004

SCALE: (1" = 1')

NORTH

FIELD PART NOT FOR CONSTRUCTION

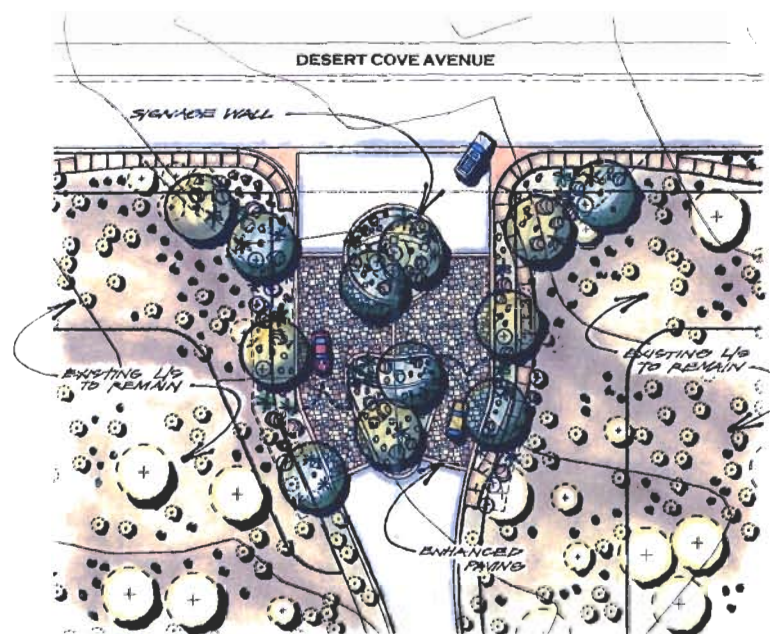
DATE: 5/18/2004

BY: [Signature]

CHECKED: [Signature]



ELEVATION



PLAN VIEW

CONCEPTUAL PLANT LIST

TREES

SPECIMEN NATIVE TREE
NATIVE MESQUITE / BLUE PALM VERDE

SHRUBS / GROUNDCOVER

CREOSOTE / HACKBERRY / JOJOBA / NOLFBERRY /
MORMON TEA / GIANT BURSEAR

BRITTLEBUSH / BURSEAR / CHUPAROSA /
BUCKHEAT / TURPENTINE BUSH

CACTI / ACCENTS

SAGUARO

BANANA YUCCA / FRICKLY FEAR / OCOTILLO /
STAGHORN CHolla / BARREL CACTUS

GROUNDCOVER / WILDFLOWERS

VERBENA / DESERT MARIGOLD / PENSTEMON /
BLACKFOOT DAISY / DESERT MALLON

LOW VOLTAGE LIGHTING

TREE / ACCENT UPLIGHT
NIGHTSCAPING 'CELEBRITY' AU-0603 /
VISTA LIGHTING NO. 2219 / OR EQUAL

SIGNAGE LIGHT / UPLIGHT
NIGHTSCAPING 'MAGNOLIA' BU-1265 /
VISTA LIGHTING 5213 / OR EQUAL

(LIGHT FIXTURE FINISHES ARE TO BE
OF EARTH TONE COLORS TO BLEND
WITH LANDSCAPING, AS SELECTED BY
LANDSCAPE ARCHITECT)

GENERAL NOTES

- ALL DISTURBED AREAS ARE TO HAVE DESERT FLOOR
DECOMPOSED GRANITE MATCH COLOR AND SIZE OF
SURROUNDING AREAS.
- ALL BERMS ARE TO HAVE MAXIMUM 4:1 SIDE SLOPES.
- BOULDERS ARE TO BE GRANITE SURFACE SELECT,
1/3 BURIED IN SOIL, TYP.



MASTER PLANNED COMMUNITIES,
LAND PLANNING,
SITE PLANNING & DESIGN
ENVIRONMENTAL ANALYSIS &
LANDSCAPE ARCHITECTURE
7502 EAST MAIN STREET
SCOTTSDALE, ARIZONA 85251
PHONE: 480-369-0064
FAX: 480-369-4732
EMAIL: JAMES@LVADESIGN.COM

FINDLAY PROPERTY
136TH STREET / SHEA BOULEVARD

21-PP-2003
11/18/2004

ENTRY GATE AND
LANDSCAPE TREATMENT
(TYPICAL OF 2 LOCATIONS)

SCALE:
SEE ABOVE



PRELIMINARY NOT FOR CONSTRUCTION
COPYRIGHT LVA URBAN DESIGN STUDIO L.L.C.

DATE:
10.31.05
DRAWN:
JAMES
CHECKED:
JAMES
REVISIONS:

FINDLAY PROPERTY
NEC. SHEA BLVD. .
& 136TH. STREET
SCOTTSDALE, AZ.

FIRE ORDINANCE REQUIREMENTS

(INCORPORATE THE DESIGNATED STIPULATIONS INTO FINAL PLAT)

- ☒ 1. PREMISES IDENTIFICATION TO BE LEGIBLE FROM STREET OR DRIVE & MUST BE ON ALL PLANS.
- ☒ 2. FIRE LANES & EMERGENCY ACCESS SHALL BE PROVIDED & MARKED IN COMPLIANCE WITH CITY ORDINANCE & IFC AT THE FOLLOWING LOCATIONS.

SEE THE APPROVED SITE PLAN FOR THE FIRE LANE LOCATIONS. ENTRANCE & EXIT DRIVES SHALL BE A MIN. 20'-00" WIDE.
- ☒ 3. IT IS THE DEVELOPERS RESPONSIBILITY TO DETERMINE ULTIMATE COMPLIANCE WITH THE FAIR HOUSING ADMENDMENTS ACT & AMERICANS WITH DISABILITIES ACT & INCORPORATE SAME INTO THEIR BUILDING PLANS.
- ☒ 4. PROVIDE A KNOX ACCESS SYSTEM:
 - ☐ A. KNOX BOX
 - ☐ B. PADLOCK
 - ☒ C. KNOX OVERRIDE & PRE-EMPTION STROBE SWITCH FOR AUTOMATIC GATES.
- ☐ 5. ADD 2-1/2" WET FIRE HOSE VALVES (NSHT) IF FLOOR AREA EXCEEDS 10,000 SQ. FT. PER FLOOR LEVEL AND/OR IF FIRE DEPT. ACCESS IS LIMITED TO LESS THAN 360°. _____
- ☒ 6. PROVIDE ALL WEATHER ACCESS ROAD (MIN. 16') TO ALL BUILDINGS & HYDRANTS FROM PUBLIC WAY DURING CONSTRUCTION.
- ☒ 7. NUMBER OF FIRE HYDRANTS REQUIRED, -09-. DEVELOPER SHALL HAVE THE REQUIRED HYDRANTS INSTALLED & OPERABLE PRIOR TO THE FOOTING INSPECTION. HYDRANTS SHALL BE SPACED AT A MAXIMUM OF _____ AT _____ GPM. THE DEVELOPER SHALL MAKE THE C.O.S. APPROVED CIVIL WATER PLANS AVAILABLE TO THE FIRE SPRINKLER CONTRACTOR.
- ☒ 8. SPRINKLER SYSTEM SHALL BE INSTALLED TO COMPLY WITH MINIMUM NFPA CRITERIA 2002 EDITION & SCOTTSDALE REVISED CODES. SYSTEMS WITH 100 HEADS OR MORE SHALL HAVE OFF-SITE MONITORING. AFTER BUILDING PLAN REVIEW, INSTALLING CONTRACTOR SHALL SUBMIT (3) THREE COMPLETE SETS OF DRAWINGS & HYDRAULIC CALCULATIONS REVIEWED BY A MINIMUM NICET III DESIGN TECHNICIAN.
- ☒ 9. MODIFIED NFPA 13-D SYSTEM (2002 EDITION) WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS.
- ☐ 10. MODIFIED NFPA 13R SYSTEM (2002 EDITION) WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS IN DWELLING UNITS & ATTIC AREAS FED FROM SEPARATE FIRELINE PER C.O.S. ORDINANCE & INTERPRETATIONS & APPLICATIONS. CALCULATE UP TO FOUR REMOTE HEADS & 900 SQ FT MIN. IN ATTIC.
- ☐ 11. NFPA (2002 EDITION) COMMERCIAL SYSTEM / DESIGN CRITERIA:
- ☐ 12. BACKFLOW PREVENTION WILL BE REQUIRED ON VERTICAL RISER FOR CLASS 1 & 2 FIRE SPRINKLER SYSTEMS PER SCOTTSDALE REVISED CODE.
- ☒ 13. FIRELINE, SPRINKLER & STANDPIPE SYSTEM SHALL BE FLUSHED & PRESSURE TESTED PER NFPA STANDARDS & SCOTTSDALE REVISED CODES.
- ☐ 14. FDC SIAMESE CONNECTIONS FOR SPRINKLERS AND/OR STANDPIPES WILL BE LOCATED PER ORDINANCE AND/OR AT AN APPROVED LOCATION. MINIMUM SIZE 2-1/2 x 2-1/2 x _____ (NSHT)
 - ☐ 4' TO 8' BACK OF CURB; INDEP. WET LINE.
 - ☐ WALL MOUNTED - 15' CLEAR OF OPENINGS.
- ☒ 15. PROVIDE A LOOPED UNDERGROUND WATER MAIN SYSTEM. ALL STREETS & PRIVATE DRIVES SHALL BE DESIGNED FOR A MIN. 100 YEAR STORM ACCESS.

Stipulations for Case: 21-PP-2003

Case Name: Findlay 80 Acres

Unless otherwise stated, the developer agrees to complete all requirements prior to final plan approval, to the satisfaction of Project Coordinator and the Final Plans staff.

Applicable Documents, Plans, And Relevant Cases

1. The improvement plans and plat shall be in substantial conformance to the following documents except as required by the Revised Scottsdale City Code, and the stipulations herein:

General Documents

- a. The location and configuration of all site improvements shall be constructed to be consistent with the Preliminary Plat submitted by Kimley-Horn and Associates, Inc., dated 11/18/2004 by City staff.
- b. The Design Standards and Policies Manual (DS&PM).

Planning Documents

- c. Each lot shall be constructed to comply with the Amended Development Standards submitted by LVA Urban Design Studio, LLC., dated 12/12/03 by City staff.
- d. Landscaping, including quantity, size, and location of materials shall be installed to be consistent with the conceptual landscape plan submitted by LVA Urban Design Studio, LLC., dated 5/18/04 by City staff.
- e. Cuts and fills, including size, and location shall be installed to be consistent with the Cut and Fill exhibit submitted by Kimley-Horn and Associates, Inc., dated 11/18/2004 by City staff.
- f. The NAOS, including quantity, size, and location shall be installed to be consistent with the Natural Area Open Space (NAOS) Analysis exhibit submitted by LVA Urban Design Studio, LLC., dated 5/18/2004 by City staff.
- g. Each lot shall be constructed to observe the construction envelope shown on the Building Envelope Exhibit submitted by LVA Urban Design Studio LLC, dated 6/22/05 by city staff.

Engineering Documents

- h. Preliminary Drainage Report for Findlay Property.
- i. Union Hills Drive and Bell Road .
- j. Preliminary Grading and Drainage Plan for Findlay Property.
- k. Water System Basis of Design Report for Findlay Property.
- l. Wastewater System Basis of Design Report for Findlay Property.

Subdivision Plat Requirements

Subdivision Design

DRB Stipulations

2. The final plat and the final improvement plans shall identify the ownership, use and the maintenance responsibilities of any land not used for residential lots.
3. The homeowners' association shall be responsible for the maintenance of the exterior site walls. The developer shall note this requirement on the final plat.

4. Provide the following note on the final plat: Each lot contains a maximum building construction envelope approved by the City of Scottsdale's Development Review Board. The building envelope exhibit is on file at the City of Scottsdale. No buildings shall be located outside of the construction envelope.
5. Provide the following note to the final plat: Land designated as Natural Area Open Space (NAOS) shall be permanently maintained as natural desert space pursuant to the City of Scottsdale's Environmentally Sensitive Lands Ordinance. Designated NAOS areas shall not be accepted for the maintenance, or property ownership by the City of Scottsdale without expressed action of the City of Scottsdale's City Council. Before any improvement is accepted, it shall meet City standards. Failure to maintain the designated NAOS areas could result in a civil action brought by the City for costs incurred by the City of Scottsdale for maintenance and preservation.
6. Add the following note on final plat: This plat has dedicated a total of 30.11 acres of NAOS. Natural Area Open Space as dedicated by this plat shall never be released or reduced unless equal size and quality NAOS area is provided.

Ordinance

- A. The developer shall provide a separate, dimensioned, building envelope exhibit with the final plat for review.
- B. This project shall comply with Environmentally Sensitive Land Ordinance as amended in May of 2004.

Street Dedication Requirements

DRB Stipulations

7. Widen Desert Cove at 136th Street to allow separate left and right turn lanes.

Ordinance

- C. The developer shall provide the following street rights-of-way:

STREET NAME	STREET TYPE	R.O.W. DEDICATION
140 th street	Minor Collector	30' half (dedicate an additional 15' to the existing R.O.W. from Mercer to Clinton.
Shea Blvd.		Existing
Internal Streets	Local Residential	40' (full width) – per Figure 700-5 Design Guidelines and Policies for ESL.

Easements

DRB Stipulations

8. Vista Corridor
 - a. All watercourses with a 100-year peak flow rate of 750 cfs or greater, shall be dedicated as Vista Corridors on the final plat. Each Vista Corridor shall be established by a continuous scenic easement. The minimum width of the Vista Corridor easement shall be one hundred feet and shall include, at a minimum, any existing low flow channels, all major vegetation, and the area between the tops of the banks of the watercourses.
 - b. All Vista Corridors shall be left in a natural state unless disturbed by infrastructure improvements as approved by the Development Review Board.
9. Scenic Corridor
10. Trail Easement:
 - a. Prior to final plan approval, the developer shall be responsible for coordinating the dedication of public trail easement and trail construction with the City of Scottsdale trail Coordinator, Scott Hamilton. The alignment shall be determined prior to submission of final plans.

11. Sight Distance Easements:

- a. Sight distance easements shall be dedicated over sight distance triangles. Sight distance triangles shall be pursuant to figures: 3.1-13 and 3.1-14 of Section 3.1 of the City's Design Standards and Policies Manual, published December 1999.
- b. Provide the following note on final plat: Sight distance easements shall be clear of landscaping, signs, or other visibility obstructions between 2 feet and 7 feet as determined by the City of Scottsdale.

12. Vehicular Non-Access Easement:

- a. Prior to final plan approval, the developer shall dedicate a 1-foot wide vehicular non-access easement along the property frontage on Shea Blvd., Desert Cove Ave., 136th Street and 140th Street except at the approved driveway location.

13. Indemnity Agreements:

- a. When substantial improvements or landscaping are proposed within a utility easement, an indemnity agreement shall be required. The agreement shall acknowledge the right of the City to access the easement as necessary for service or emergencies without responsibility for the replacement or repair of any improvements or landscaping within the easement.

14. Dedicate Public Access Easement along major wash crossing, overlay the drainage easement.

a.

Ordinance**D. Drainage Easement:**

- (1) Drainage and flood control easements shall be dedicated to the City to the limits of inundation for all vista corridor washes, for all washes having a discharge rate of 50.cfs or more, for all FEMA regulatory floodways to the extent of the 100-year base flood elevation, and for all stormwater storage basins. The plat shall state that all drainage and flood control easements shall be dedicated to the City with maintenance responsibility for drainage facilities and detention basins to be that of the property owner and/or the Homeowners Association.

E. Waterline and Sanitary Sewer Easements:

- (1) Before the issuance of any building permit for the site, the developer shall dedicate to the City, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual, all water and sewer easements necessary to serve the site.

F. Vista Corridor Easements:

- (1) All vista corridor easements shall be dedicated to the City as drainage and flood control easements, with maintenance the responsibility of the owner.

G. Public Utility Easement:

- (1) An 8-foot wide public utility easement shall be dedicated along both sides of internal streets. The 8-foot wide easements may be reduced or eliminated upon approval of the public utility companies.

H. An Natural Area Open Space Easement (NAOS):

- (1) A NAOS easement shall be dedicated to the City of Scottsdale for all areas designated as NAOS

Other**DRB Stipulations**

15. Drainage easement shall be dedicated to contain the 100-year HWE for all ponding areas and storage areas.
16. The maintenance of all drainage facilities shall be the responsibility of the Homeowners' Association.

Final Improvement Plan Requirements

PLANNING

Entry Feature Design

DRB Stipulations

17. Walls shall be located within lot construction envelopes and designated tracts. Walls shall not be located within designated NAOS area.
18. All exterior mechanical, utility, and communications equipment shall be screened by parapet or wall that matches the architectural color and finish of proposed walls on site. Wall height for ground-mounted units shall be a minimum of 1foot higher than the tallest unit.
19. Material and paint colors shall be used that have a LRV greater than 35 percent or that have a chroma exceeding 6, as indicated in the Munsell Book of Color. Final plans shall include LRV and Chroma information.

Ordinance

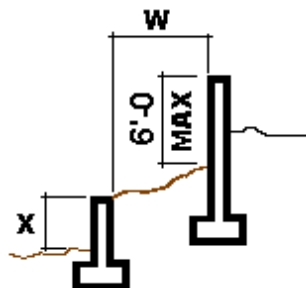
- I. All entry feature walls, gates, structures shall be located within a dedicated tract.
- J. Signs require separate approval and permit.

Walls, And Fence Design

DRB Stipulations

20. Prior to final plan submittal the applicant shall submit wall elevations and indicate colors, materials and finish and return to the Design Review Board for approval.
21. Walls shall be located within lot construction envelopes and designated tracts. Walls shall not be located within designated NAOS area.
22. Retaining walls adjacent to Shea Boulevard shall be mitigated so as not to exceed a height of six (6) feet by stepping of the wall and providing a minimum area of four (4) feet between walls for landscaping.
23. Site walls adjacent to Shea Boulevard shall be view fencing only and not exceed eight (8) feet in height.
24. Walls within a sight visibility triangle shall not exceed 2'-0" measured from nearest street line as described in the DS&PM.
25. Any retaining wall and fence wall combination (a fence wall on top of a retaining wall) adjacent to streets, washes, open space, vista corridors, scenic corridors shall not have a visual height greater the 6-feet. Walls combination that have a visual height greater than 6-feet, shall be stepped or broken up through the use of multiple retaining wall as shown Figure A.

FIGURE A



The height of any individual retaining wall, within the stepped wall combination, shall not exceed a maximum of 6-feet, "x" dimension shown on Figure A. The separation between step walls, "w" dimension shown on Figure A, shall be a minimum of 4-feet when the lower retaining wall "x" has a visual height up to 4-feet. The minimum separation, "w" dimension shown on Figure A, shall be equal to the height of the "x" dimension when the visual height of "x" is greater than 4-feet.

Ordinance

- K. Wall heights shall be measured from finished grade on the exterior of the wall.
- L. Walls located within a required front yard setback shall not exceed 3 feet in height.

Natural Area Open Space (NAOS)**DRB Stipulations**

- 26. The minimum total NAOS to be dedicated for this project shall be 30.11 acres.
- 27. The Developer shall revise the NAOS exhibit at time of final plans to illustrate the amount required and provided, including the breakdown of revegetation for the entire parcel. The NAOS exhibit shall also provide a data table listing lots by number and NAOS square footage dedicated on each lot including a breakdown of revegetation.
- 28. The developer shall update the NAOS exhibit if during the construction of the improvements, areas designated as undisturbed NAOS are disturbed and require revegetation. This shall be the responsibility of the developer and not the lot owners.
- 29. No structures or rip-rap shall be included within the NAOS dedication.
- 30. NAOS shall not be dedicated within 5-feet of any building.
- 31. NAOS areas dedicated within 10-feet of any building shall considered revegetated NAOS.
- 32. NAOS areas dedicated within 5-feet of any wall shall be considered revegetated NAOS.

Ordinance

- 33. Any NAOS dedicated over a Public Utility Easement shall be counted as revegetated NAOS.

Construction Envelope Exhibit**DRB Stipulations**

- 34. Add the following note on the final construction envelope exhibit: "Modification to the building envelope exhibit shall require the approval of the Development Review Board."
- 35. Final Construction (Building) Envelope Exhibit shall show building envelopes dimensioned from the closest point of building envelope to property line from each lot line.

Ordinance

- M. The developer shall provide a separate dimensioned construction envelope exhibit with the improvement plan review.
- N. Applicant shall revise the building envelope exhibit to illustrate a fifteen (15) foot setback on all side and rear property lines unless exempted through approval of case 1-HE-2005.

Landscape Design**DRB Stipulations**

- 36. All plant material brought onto the site shall be from the City of Scottsdale Indigenous Plants for Environmentally Sensitive Lands plant list.

37. At time of final plans applicant shall submit three (3) 100 X 100 foot samples of the plant density to be used for revegetation of disturbed NAOS from installation of project improvements.
38. Upon removal of the salvageable native plants the salvage contractor shall submit completed Native Plant Tracking Form as well as a list identifying the tag numbers of the plants surviving salvage operations to the City's Inspection Services Unit within 3 months from the beginning of salvage operations and/or prior to the issuance of the Certificate of Occupancy.
39. Salvaged vegetation shall be incorporated into the landscape design.
40. Provide the following note: Area within a sight distance triangle shall be clear of landscaping, signs, or other visibility obstructions with a height greater than 2 feet. Trees within a sight distance triangle shall have a canopy that begins at 7 feet in height upon installation. All heights are measured from nearest street line.
41. All roadway tracts shall be landscaped and maintained by the developer and/or homeowner association.

Exterior Lighting Design

DRB Stipulations

42. No lighting shall be permitted in dedicated NAOS easements, and Vista Corridor easements.
43. All exterior luminaries shall meet all IESNA requirements for full cutoff, and shall be aimed downward and away from property line, except sign, path and landscape lighting.
44. Incorporate into the project's design, the following:

Entry Feature Design

- a. Fixtures shall be a flat black or dark bronze finish.
- b. Path light fixtures shall utilize an incandescent, halogen incandescent, or compact fluorescent lamps source.

Landscape Lighting

- c. All landscape lighting directed upward shall utilize the extension visor shields to limit the view of the lamp source.
- d. Fixtures shall be a flat black or dark bronze finish.
- e. Landscaping lighting shall only be utilized to accent plant material.
- f. All landscape lighting directed upward, shall be aimed away from property line.
- g. The landscape lighting lamp shall be an incandescent or halogen incandescent source.

Path lighting

- h. Path light fixtures shall meet all IESNA requirements for cutoff.
- i. Fixtures shall be a flat black or dark bronze finish.
- j. Path light fixtures shall utilize an incandescent, halogen incandescent, or compact fluorescent lamps source.

Ordinance

- O. The landscape light lamps shall not exceed 15 watts.
- P. The path light lamps shall not exceed 50 watts for incandescent and florescent lighting sources, 25 watts for halogen, 10 watts for metal halide, and 1 watt for LED lighting sources.

Additional Planning Items

DRB Stipulations

45. Lots 57 and 58 shall be custom home sites and shall remain in a natural state until final plan approval.
46. Flagpoles, if provided, shall be one piece, conical, and tapered.

47. As part of the sales of any residential lot adjacent to a public trail, path, or commercial property, the developer shall require the purchaser to sign an acknowledgement that the property is adjacent to a public trail, path, or commercial property.

Ordinance

- Q. Material and paint colors shall be used that have a LRV greater than 35 percent or that have a chroma exceeding 6, as indicated in the Munsell Book of Color. Final plans shall include LRV and Chroma information.

ENGINEERING

Drainage And Flood Control

DRB Stipulations

48. The final drainage report shall be in complete conformance with the approved preliminary drainage report dated 8-29-2004.
49. Demonstrate consistency and conformance with accepted drainage plans and reports from Section I, Applicable Engineering Documents and Plans.
- a. Addendum generated shall be added to the appendix of the Findlay Property Final Drainage Report.
 - b. The developer shall submit two (2) hard copies and one (1) compact disc copy of complete final plans/reports prior to final City of Scottsdale approval of the improvement plans.
50. Basins shall be designed such that the depth of water does not exceed 3 feet for all storm frequencies up to the 100 year 2 hour event.
51. Basin sideslopes shall not exceed 4:1 (ratio of 4 feet horizontal to 1 foot vertical) wherever practical. Sideslopes greater than 4:1 may be used to lessen disturbance to the site. All basins shall have some portion of their perimeter at a sideslope that does not exceed 4:1.
52. Basins shall be designed to have positive outfall whenever practical. When positive outfall cannot be provided, then mechanical means shall be used to drain the basin. Percolation, including dry wells, shall not be allowed. Provide bleed-off calculations that demonstrate the discharge rate and the time to drain.
53. All 404 jurisdictional delineations shall be shown on the final improvement plans and the final drainage report drainage exhibit/plan. All areas of disturbance shall be clearly noted. A completed 404 Certification Form shall be submitted with final improvement plans. A copy of the 404 permit from the U.S. Army Corps of Engineers, including an exhibit showing the delineations, shall be submitted prior to approval of final improvement plans. Limits of disturbance and other conditions must be in conformance with the 404 permit.
54. All onsite erosion protection and floodwalls necessary to protect residential structures from flooding, within a given parcel, shall be constructed as infrastructure improvements for that parcel, even if they are located in a different parcel, prior to the issuance of building permits in that parcel.
55. Provide positive drainage away from walks and curbs along all streets.
56. Riprap shall be indigenous stone.
57. All exposed cut and fill shall be treated with eonite or equivalent.
58. Improve wash crossing of Desert Cove to allow horses to walk through. Floor needs to be improved with concrete for drainage improvement. Soil stabilization may be required. The developer shall coordinate with Scott Hamilton.

Ordinance

- R. On-site stormwater storage is required for the full 100-year, 2-hour storm event. The design of the storage basin capacity shall account for any proposed landscaping improvements. The landscaping

improvements within the basins shall not reduce the capacity of the basins under the required volume.

- (1) Basin bleed-off rates shall be set so that the storage basins do not drain completely in less than 24 hours. In all cases, storage basins must drain completely within 36 hours.
 - (2) Infiltration of stormwater through the basin floor is not acceptable as the sole means of draining the basin. Stormwater storage basins should be designed to meter flow to the historic out-fall point. Where an historic out-fall point does not exist (or metering is not possible), other methods of discharge such as pumps, etc. may be considered. Dry wells shall not be used.
 - (3) Stormwater storage basins may not be constructed within utility easements or dedicated right-of-way (exceptions may be granted with written approval from appropriate utility company).
 - (4) Off-site runoff must enter and exit the site as it did historically.
 - (5) All development shall be designed to satisfactorily convey the 100-year peak discharge through the site without significant damage to structures.
- S. If full storage of the 100 year, 2 hour storm event is not provided, then application for a Stormwater Storage Waiver for this development must be submitted to the One Stop Shop. Approval of the Stormwater Storage Waiver by the City's Stormwater Management Division will be required, and must be obtained prior to submittal of final improvement plans or final plat.
- T. Other Stormwater Storage:
- (1) Underground stormwater storage is prohibited unless approval is obtained from the City's Floodplain Administrator.
 - (2) Drywells are not allowed.
- U. Street Crossings:
- (1) Watercourse crossings for roads shall be designed to provide for 100-year access to all lots by at least one route. Accessibility will be considered to exist if it can be shown by the engineer that at the time of the peak flow, the depth of flow over the road will not be greater than 1 foot.

Roadway, Intersection, And Access Design

DRB Stipulations

59. Streets and other related improvements:

STREET NAME	STREET TYPE	ROADWAY IMPROVEMENT	CURB TYPE	BIKE PATH, SIDEWALK, TRAILS
136 th Street		Existing	Existing	5' sidewalk separated from the curb.
Desert Cove	Major Collector modified	Construct the remaining half street. 28 feet pavement (32' with curb). See note "A" below.	Roll curb	5' meandering sidewalk.
Shea Blvd.		Existing		6' min. sidewalk within scenic corridor.
140 th Street	Local Collector	Complete half street improvement. Match the existing street cross section. See note "B"		

Note "A" -

- a) Widen Desert Cove @ 136th Street to allow separate left and right turn lanes. Add left turn lane for first intersection east of 136th Street.
- b) Show approved street cross section on north side of Desert Cove for Sierra Hills subdivision.

Note "B" -

- a) Construct the southern termination of 140th street to a street bubble (Figure 3.1-25) and remove the planned extension (additional R.O.W. is required for the bubble).
 - b) Dedicate an additional 15 feet R.O.W. (30' half) on 140th Street from Mercer Lane to Clinton.
60. Developer shall submit a Circulation Basis of Design Report to address final geometrics, roadway transitions, and sequencing of roadway infrastructure improvements for Desert Cove and 140th Street to be reviewed and approved by the City, prior to submittal of final improvement plans.
 61. Where a gated entrance is proposed, the developer shall design and construct the gated entrance in conformance with Figure 8.1-1 of the City's Design Standards and Policies Manual, and the approved Circulation Master Plan.
 62. The internal streets shall be private. The private street tracts shall be dedicated to provide emergency and service vehicle access and public utility construction and maintenance.
 63. The developer shall contact the City's Transit Coordinator with the Transportation Department at 480-312-7696 about all transit facilities required to be constructed with the proposed development, including the construction of bus shelters.

Ordinance

- V. The developer shall submit a detailed striping and signage plan with final plans. The striping and signage plan shall include all existing improvements and striping within 300 feet of the limits of construction, and all signs, striping, or other traffic control devices proposed to accommodate phased and ultimate construction.
- W. Public street lights shall be installed in accordance with City of Scottsdale Revised Code, Section 48-149. The developer shall be responsible for coordinating a street layout and cost estimate with the utility company. Building permits may not be issued until all street light arrangements (including fee requirements) have been made.

Trails And Paths

DRB Stipulations

64. Before any certificate of occupancy is issued for the site, the developer shall construct any necessary public trail within the public trail easement. The developer shall be responsible for coordinating the required trail easement with the City's Trail Coordinator.
65. The developer shall be responsible for coordinating the approved trail alignment with the City's Trail Coordinator. The alignment shall be determined prior to submission of final plans.
66. The developer shall construct all required public trails per the MEDCP in accordance with the DS&PM.
67. The developer shall construct all public paths (sidewalks) per the MEDCP along Shea Blvd's scenic corridor as it shall be determined by the City trail Coordinator, Scott Hamilton, in accordance with the MAG Standard Details as determined by the Plan Review Staff.
68. The developer shall provide signage for all trails per Section 7.3 of the City's Design Standards & Policies Manual. The location and design of the signs and markers shall be shown on the final improvement plans to the satisfactions of Parks and Recreation staff.

Ordinance

- X. The developer shall dedicate scenic corridor along Shea Blvd.

Refuse**DRB Stipulations**

69. If individual (80-gallon) refuse containers are not planned for the development, the site's trash enclosures shall be constructed to City of Scottsdale's Refuse Enclosure detail.

Ordinance

- Y. Underground vault-type containers are not allowed.
- Z. Refuse collection methods, i.e., site plan circulation will be approved at final plan review.
- AA. Refuse collection can be provided by the City of Scottsdale's Sanitation Division, at 480-312-5600.

Water And Wastewater Stipulations

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all-inclusive of project requirements.

DRB Stipulations

70. BASIS OF DESIGN REPORT (WATER). Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall submit a basis of design report and plan to the One Stop Shop in Development Services. The report must be approved by the Water Resources Department **before** the developer submits the improvement plans to the One Stop Shop. The basis of design report shall conform to the Design Standards and Policies Manual. In addition, the basis of design report and plan shall:
- Identify the location, size, condition and availability of existing water lines and water related facilities such as water valves, water services, fire hydrants, back-flow prevention structures, etc.
 - Identify the timing of and parties responsible for construction of all water facilities.
 - Include a complete description of requirements relating to project phasing.
 - Identify the location of required pressure reducing valve locations as applicable, and provide the results of a pressure flow test.
71. BASIS OF DESIGN REPORT (SANITARY SEWER).). Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall submit a basis of design report and plan to the One Stop Shop in Development Services. The report must be approved by the Water Resources Department before the developer submits the improvement plans to the One Stop Shop. The basis of design report shall conform to the Design Standards and Policies Manual. In addition, the basis of design report and plan shall:
- Identify the location of, the size, condition and availability of existing sanitary sewer lines and wastewater related facilities.
 - Identify the timing of and parties responsible for construction of all sanitary sewer facilities.
 - Include a complete description of requirements relating to project phasing.
 - Clearly identify water sampling station locations as applicable.
72. APPROVED BASIS OF DESIGN REPORTS. **Before** the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall have obtained approval of the Basis of Design Reports for Water and Wastewater.

73. Whenever looped or outfall lines are required outside the roadway prism, the lines shall be located in a tract (not on a lot) with a 20' water/sewer easement overlaying the alignment. These alignments shall be graded and maintained in a manner that allows access for maintenance purposes, in accordance with the City's Design Standards and Policies Manual.
74. Where walls cross or run parallel with public water mains, public sewer mains, or public fire lines the following shall apply:
- For walls constructed parallel to these pipes, the walls shall be a minimum of six (6) feet from the outside diameter of the pipe.
 - For walls constructed across or perpendicular to these pipes, the walls shall be constructed with gates or removable wall panels for maintenance and emergency access.

Water

Ordinance

- BB. The water system for this project shall meet required health standards and shall have sufficient volume and pressure for domestic use and fire protection.

Wastewater

Ordinance

- CC. Privately owned sanitary sewer shall not run parallel within the waterline easement.

Bridge/Wash Crossing And Head Wall Design

DRB Stipulations

75. All concrete headwalls and drainage structures shall be integrally colored to blend with the colors of the surrounding natural desert.
76. Bridges:
- All drainage crossings, including any configuration of box culverts or pipes that span 20 feet or more (as measured along the roadway centerline) shall be subject to review and approval by City staff.
 - Bridge (or other crossings) finish shall match that of proposed walls on site.

Ordinance

- DD. All bridge designs shall be in conceptual conformance to the MEDCP.

Construction Requirements

As-Builts

DRB Stipulations

77. Improvement plans that document all ongoing construction, including, but not limited to, field changes, as-built locations, or other modifications, shall be maintained at the construction site, and shall be made available to City staff for review upon request.
78. City staff may request the developer to submit as-built plans to the Inspection Services Division prior to acceptance of construction, or within one year from the date of acceptance.
79. As-built plans shall be certified in writing by a registered professional civil engineer, using as-built data from a registered land surveyor.
80. As-built plans for drainage facilities and structures shall include, but are not limited to, streets, lot grading, storm drain pipe, valley gutters, curb and gutter, flood walls, culverts, inlet and outlet

structures, dams, berms, lined and unlined open channels, storm water storage basins, underground storm water storage tanks, and bridges, as determined by city staff.

Summary Of Development Standards

Subdivision Name	<i>Findlay 80 Acres</i>
Zoning	R1-43 ESL

	Ordinance Requirements	Maximum Reduction Allowed	Amended Standards	(%) Proposed Reduction
Min. Lot Area	43,000 s.f.	25%	32,250	25%
Min. Lot Width				
Standard Lot	150 feet	25%	113'	25%
Flag Lot	N/A	N/A	Allowed	N/A
Maximum Building Height	24'	N/A	24'	N/A
Min. Yard Setbacks				
Front Yard				
Front (to face of building)	40 feet	25%	30 feet	25%
Front (to face of garage)	40 feet	25%	30 feet	25%
Front (corner lot, side street)	40 feet	25%	30 feet	25%
Front (corner lot, adjacent to key lot, side street)	40 feet	25%	30 feet	25%
Front (double frontage)	40 feet	25%	30 feet	25%
Side Yard				
Minimum	20 feet	25%	15 feet	25%
Minimum aggregate	40 feet	25%	30 feet	25%
Rear Yard				
Standard Depth	35 feet	25%	27 feet	24%
Min. Depth (% of difference which can be occupied)	N/A	N/A	N/A	N/A
Patio*	N/A	N/A	N/A	N/A
Distance Between Buildings (Min)				
Accessory & Main	10 feet	25%	10 feet	N/A
Main Buildings/Adjacent Lots	40 feet	25%	30 feet	25 %
Maximum Wall Height				
Front	3 feet	N/A	3 feet	N/A
Side	8 feet	N/A	8 feet	N/A
Rear	8 feet	N/A	8 feet	N/A
Corner side not next to key lot	8 feet	N/A	8 feet	N/A
Corral fence height (on prop line)	6 feet on PL	N/A	Not Allowed	N/A
Development Perimeter Setbacks				
Notes & Exceptions				
1. See Legislative Draft for approved Development Standards.				